



Kirkley Cliff Road, Lowestoft - NR33 0DF

**STARKINGS
& WATSON**

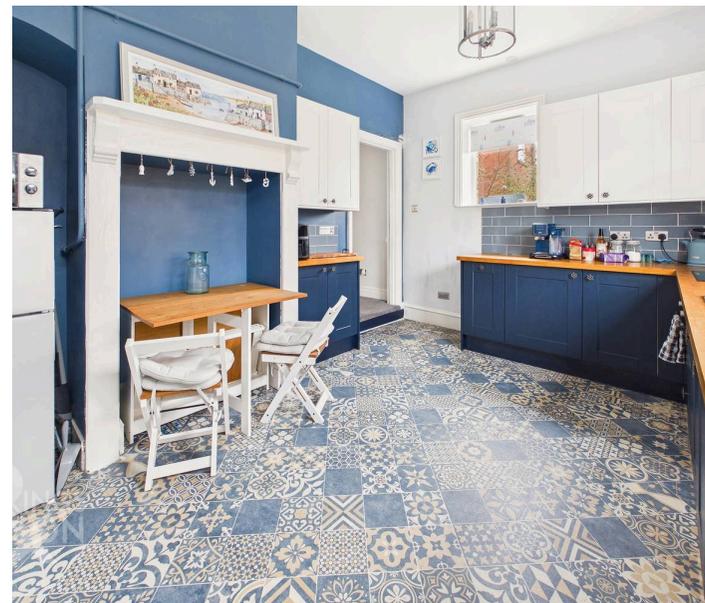
HYBRID ESTATE AGENTS



Kirkley Cliff Road

Lowestoft

VENDOR FOUND. Sitting proudly on the Suffolk Coastline, this DETACHED CHARACTER HOME is one of the first properties in the UK to see the sun as it rises over the Lowestoft cliff tops and the neighbouring Kensington Gardens. Having undergone extensive renovations to include a new roof, electrics, central heating/plumbing and HIGH END FIXTURES and FITTINGS the property offers an impressive 4000 Sq. Ft of accommodation (stms) including a BASEMENT and a SELF-CONTAINED ANNEXE currently serving as a successful HOLIDAY LET bringing in approx. £1800pcm on average over the year, however also being ideal for those seeking MULTI-GENERATIONAL LIVING. With exceedingly HIGH CEILINGS, natural light fills all living spaces where a central hallway initially gives way to a 36' OPEN PLAN kitchen and dining room, sitting room with store room attached, ground floor WC and the ANNEXE. In total, SIX bedrooms are on offer with the smallest room currently serving as a HOME OFFICE with potential to be a smaller bedroom or NURSERY if required. All bedrooms have use of a FOUR PIECE FAMILY BATHROOM suite with an EN-SUITE SHOWER ROOM being found to the rear bedroom on the first floor. The second floor has been remodelled and converted into a 29' FAMILY/CINEMA ROOM with surround sound offering potential for the space to grow with a 30' secondary loft space currently being used as storage.



- Detached Clifftop Character Home With Uninterrupted Sea Views
- 0.16 Acre Plot (stms) Overlooking Kensington

The entire property sits on a plot of approx. 0.16 ACRES (stms) with a PRIVATE REAR GARDEN and separate garden for the annexe all served by a DOUBLE GARAGE and DRIVEWAY at the rear of the home also.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

The property is located on the edge of Oulton Broad with the town of Lowestoft adjacent. Lowestoft is a seaside town located to the North-East of Suffolk. With sandy beaches and many enjoyable seaside and historical walks, Lowestoft offers something for everyone. Lowestoft seafront provides a traditional seaside experience including a vast variety of places to dine and shop. Lowestoft has a rich Maritime history and offers easy access to the Norfolk Broads network of waterways which can be found at Oulton Broad.

SETTING THE SCENE

This impressive home sits proudly back from the promenade and cliff top where a low level brick wall separates the front garden from the public footpath. The pathway leads to the front door with each side of the front garden being laid to lawn with colourful planting borders. Parking for the home comes to the rear in front of the double garage.



THE GRAND TOUR

Once inside, a porch style entrance allows coats and shoes to be slipped off after a beach walk before stepping inside to the main central hallway. The space has been tastefully decorated featuring original style mouldings on the walls with tasteful wallpaper and carpeted flooring which grant space to all living accommodation on the ground floor. Immediately to the right, an impressive sitting room emerges with high ceilings and further original ceiling mouldings where a open floor space is conducive to a potential choice of layout of soft furnishings with a former butler's pantry creating the potential for a storage room or further reception space if required. On the adjacent side of the hallway the property opens up in the form of an impressive 36' open plan kitchen and dining room. To the front of the home carpeted flooring is laid with large open floor space suited to a formal dining table or to function as a secondary living room if required. Whilst towards the rear of the home hard wearing wood flooring is laid in a herringbone pattern sits with a wide array of wall and base mounted cabinetry units giving ample storage. Within the kitchen a central island is fitted with solid stone countertops which in turn extend out for breakfast bar seating with an inset sink making this space perfect for busy families or those who like to host. The kitchen blends both modern functionality with the character charm whilst a multi facing aspect allows each of these spaces to be flooded in natural light. Towards the rear of the hallway and behind the stairs towards the very end of the hallway a two piece WC is on offer again tastefully decorated with a frosted glass window. To the rear of the hallway and behind the stairs a door takes you to the right hand side where underneath the stairs another door takes you down towards the basement where there is further storage or potential for a conversion into another reception area if required. From here you can also access the annexe however where the space has been converted and used successfully as a holiday let where the fresh redecoration has continued throughout. At the very rear of the home, the kitchen, much like the rest of the annexe, has been fully redone in 2024 to offer wall and base mounted storage units with an integrated oven and hob and extraction above with attractive tiled flooring and tiled splashbacks. This space then features a private rear door taking you into a separate fully enclosed private rear garden. The main reception space is laid with carpeted flooring and again tastefully decorated where currently a pull down bed has been fitted for the convenience of the holiday let however could be made into a more permanent fixture if required. At the very rear of the space, a fully modernised three piece bathroom suite is on offer with shower head and glass screen mounted over the bath and tall modern tow rail. Within the sitting room there is a secondary set of stairs that do loop back up onto the first floor, formally used as a servant's entrance.

The first floor landing takes you to the remainder of the bedrooms within the home. At the very front of the property, four double bedrooms are all incredibly well proportioned with the larger measuring an impressive 20' in length featuring the same original mouldings and high ceilings as found throughout the rest of the home.

Sat between each of the two larger bedrooms is a smaller space currently used as a home office with flawless views out over the neighbouring Kessington Gardens and Suffolk coastline, however could potentially be converted back into a smaller bedroom or nursery for expecting families if desired. Towards the rear of the property and the secondary set of stairs, the current owners have used a former storage space as a utility and laundry room with yet another double bedroom found at the very rear off this has been fully redecorated and laid with carpeted flooring. The room has been remodelled from two bedrooms into one however now features an ensuite shower room complete with walk in shower unit and rainfall shower head. Each of the bedrooms on this floor have use of a spacious four piece family bathroom suite attractively modernised to be within keeping of the property's era - the room features vanity storage, a heated towel rail and radiator.

From just outside the bathroom, another set of stairs loop back up towards the top floor where a stunning loft conversion currently houses a 29' living room and cinema. The space has been fully rewired much like the rest of the home and decorated to create the perfect space for modern living where a potential choice of uses could be had depending on a buyer's needs. From this space, a secondary entrance to the remaining loft space sits at the top of the stairs with potential for this to be converted into further living areas if required.

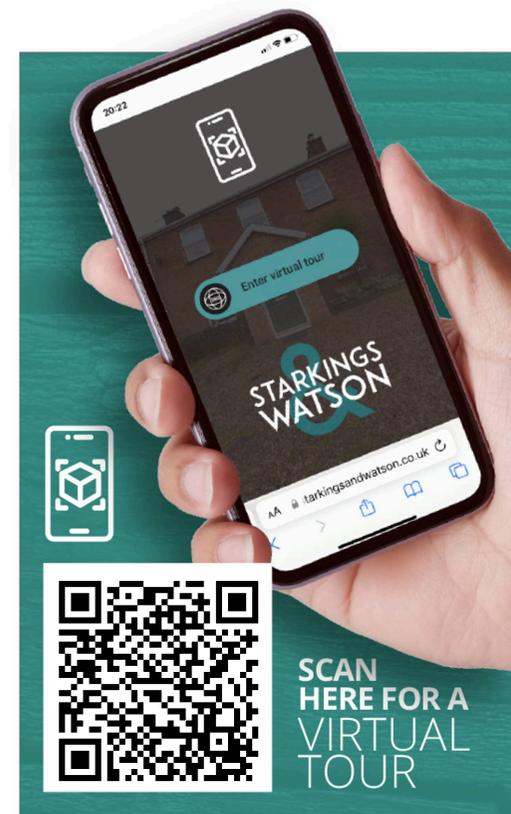
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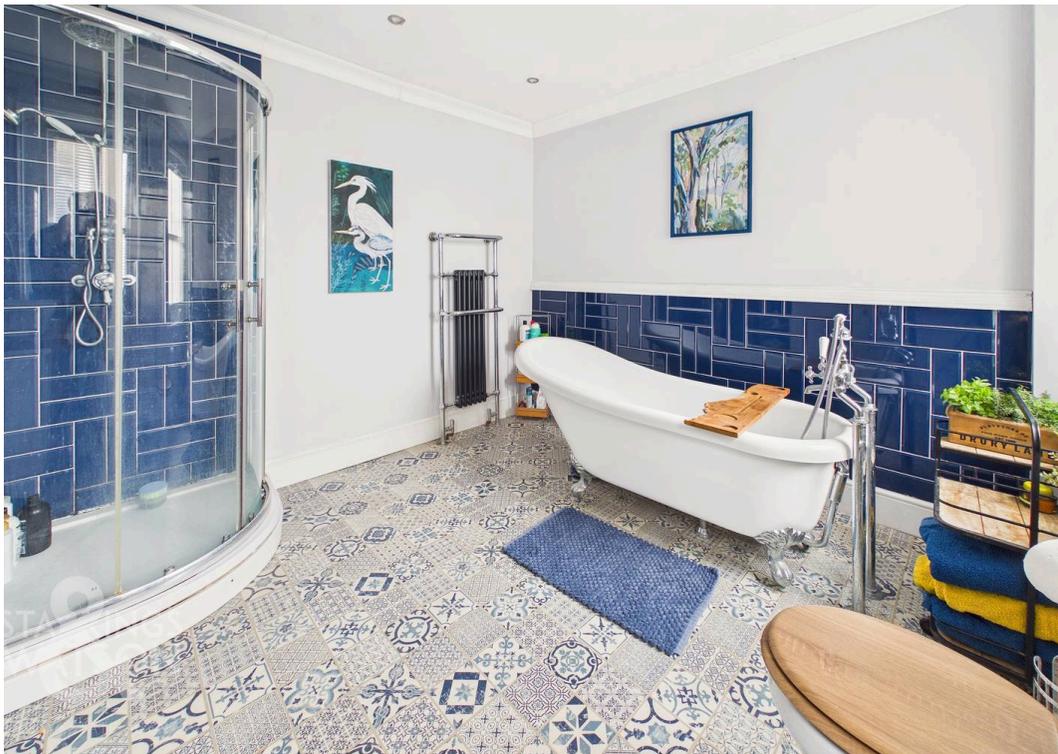
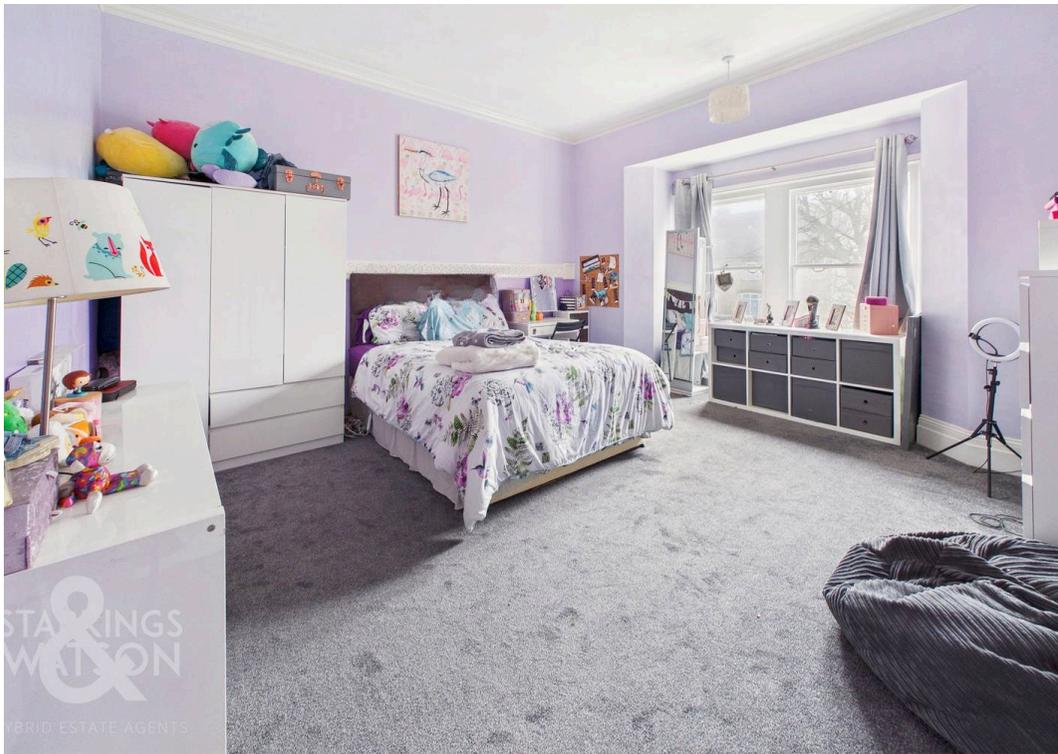
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

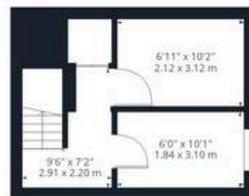




THE GREAT OUTDOORS

The rear garden is a fully enclosed walled garden with timber panel fencing for extra privacy and with the main section of the garden being predominantly laid to lawn. A tree lined backing, with Horse Chestnut and Cherry Blossom gives privacy in the warmer months with colourful planting borders adding vibrancy to the outside space. The holiday let space currently has its own low maintenance private garden as well, with access via the alley down the right hand side of the house or coming to the rear through the double garage where off road parking sits just in front of the property. The Garage has been updated with secure & remote electric rolling doors.





Basement



Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

4012 ft²
372.7 m²

Reduced headroom

217 ft²
20.1 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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